

**PUBLIC HEARING NOTICE**

**Date: November 13, 2023**

**Location: 29816 S. Montpelier Ave, Albany LA 70711**

**Time: 5:30 p.m.**

**Posted: October 10, 2023**

Discussion or inquires for the following:

- Adoption of proposed ordinance Article IX – Temporary Buildings, Trailers, Storage Containers and Sea Cans. Sec. 8-187 – Portable Storage Units
- Adoption of proposed amended ordinance to include Sea Can in definition of Temporary Building/Pre-Engineered Portable

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**AMENDED ORDINANCE TO INCLUDE SEA CAN IN DEFINITION OF TEMPORARY BUILDING/PRE-ENGINEERED PORTABLE**

**Secs. 8-25—8-51. Reserved.**

**Sec. 8-53. Commercial regulations.**

- (a) This section applies to Zone C-1 for property located on US-190 or Hwy 43.
- (b) The purpose of this article is to regulate the developer, builder, or seller of land for the purpose of building in commercial areas of the town.
- (c) Commercial lot requirements. No commercial lot may have a width at the building lines of less than 80 feet, a minimum length of 120 feet and shall not contain less than 9,600 square feet.
- (d) Building setback lines. No front building setback line shall be less than 25 feet from the street right-of-way lines. The commercial building setback lines must be shown on the plat or civil drawing. No side dimensions shall be less than ten feet, corner lots shall have extra width to permit appropriate residential setback lines from and orientation to both streets.
- (e) Servitude and right-of-ways. The town council shall require the dedication of servitude or right-of-ways if the commercial lot or lots border existing streets, with nonexisting utilities. If utilities exist in an existing servitude or right-of-way, this section does not apply. The minimum servitude shall be 15 feet wide starting from the street right-of-way.
- (f) Parking. Adequate spaces for automobile parking and truck loading and unloading (when needed) must be available for all commercial buildings.
- (g) Drainage culverts. No drainage culvert with a diameter less than 18 inches by 20 feet long, minimum, may be installed, the location, size and length must be approved by the town, water, sewer and streets superintendent. (Culverts must be installed before any construction can begin.) (Permit required.)
- (h) Water and sewer lines. The town water, sewer and streets superintendent shall approve the location of tie-ends, meter location, size of pipe and installation. (Sewer and water location must be identified and approved before construction begins.)
- (i) Any ditch crossing from town streets will require approvable from the town water, sewer and streets superintendent.
- (j) Any water and sewer hookups will be located by the town water, sewer and streets superintendent.
- (k) When building permit is approved, the town council expects all ordinances regarding building and construction to be in compliance with sound rules and intelligent development and building standards.
- (l) Lot-fill land clearing permit required when re-routing any water, ditches or placing fills other than inside foundation.
- (m) Pre-engineered portable/temporary buildings are prohibited on property zoned commercial (**Sea Cans defined as temporary building/pre-engineered portable**)
- (n) Metal buildings (permanent) shall have facade comprising stucco, brick, glass or wood/vinyl siding or a combination thereof.

(Ord. of 11-14-2005(2); Ord. of 6-14-2021)

## ARTICLE IX - TEMPORARY BUILDINGS, TRAILERS, STORAGE CONTAINERS AND SEA CANS

### Sec. 8 - 187 - Portable storage Units

(a) *Definition* - Portable storage unit or container shall include but not limited to any portable unit or container made of any material, commonly used for the temporary storage of non-hazardous materials or goods of any nature. The size of all units combined shall not exceed 1, 200 cubic feet in size. This does not include containers used for the storage of materials or the hauling and disposal of construction debris on or from active construction project sites where such containers are necessary.

(b) Location

- 1) Any portable storage unit or container may be placed anywhere on the property. All building setbacks restrictions must be observed. However, if the portable storage unit or container is placed in a front yard that contains a driveway, then it must be located on the front driveway.
- 2) The property must be occupied by a principal building.
- 3) No portable storage unit or container may be placed on public property including sidewalks, servitudes, rights-of-ways, or streets at any time. Any violations shall result in the immediate removal of said storage unit or container. Said violator will be responsible for all removal and storage costs.
- 4) Stacking of any materials on top or sides of any portable or storage units or container shall be prohibited.
- 5) All units shall be used for storage purposes only. There shall be no plumbing or electricity connected to the unit.
- 6) Sea-Cans are prohibited on property zoned residential effective date of adoption of this ordinance and pre-engineered portable/temporary buildings/sea cans are prohibited on property zoned commercial effective June 14, 2021. After notice of violation, owner will be given 90 days to remove prohibited temporary buildings, trailers, storage containers and sea cans (see Sec. 8-53 - Commercial Regulations (m) adopted June 14, 2021) before action taken.

(c) *Permitting*

- 1) The city shall issue a permit for the usage of a temporary storage unit(s) or container(s) prior to the placement of same on private property. The permit fee shall be \$50.00.
- 2) No more than one permit may be secured within a calendar year. Said permits shall be issued for a 60 day period and includes all storage units in use. Upon written request the permit may be extended for another 60 days, not to exceed a total of 120 days.
- 3) Said permit shall contain the expiration date and shall be affixed to the portable storage unit or container so that same is clearly visible from the street
- 4) Applicants using portable storage units or containers for purposes other than storage will have their permit revoked by the city. The city shall have the right to order the supplier to remove the portable storage unit or container by providing the supplier 72 hours notice of removal.

(d) *Violations*

- 1) Any violations of this section shall be punishable by a fine not to exceed \$500.00 or imprisonment for not more than 60 days, or both, at the discretion of the judge.

(e) *Damages* The city shall not be responsible for any damages due to damage to container or unit or its contents due to loss, theft, and fire or otherwise as a result of enforcement of this section.